

# ACTION ITEM MEMO

Port of Tacoma Commission



Item No: 5D  
Meeting Date: 5/7/26

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**DATE:** April 27, 2026  
**TO:** Port of Tacoma Commission  
**FROM:** Eric Johnson, Executive Director  
Sponsor: Heather L. Burgess, Dickson Frohlich Phillips Burgess PLLC, Port Legal Counsel  
**SUBJECT:** Limited Delegation of Authority to Executive Director – Marine View Drive Lease Terminations

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**A. ACTION REQUESTED**

Provide limited additional delegation of authority to the Executive Director pursuant to RCW 53.12.270 through June 30, 2026 to approve settlement agreements associated with termination of ground leases for properties located at 4818, 4824, and 4826 Marine View Drive, Tacoma, provided that (1) the total amount paid for the Port’s acquisition of leasehold improvements shall not exceed \$734,000.00 in the aggregate, and (2) Port General Counsel concurs with the settlement terms.

**Strategic Plan Initiative:** OS-2.

**B. BACKGROUND**

RCW 53.12.270 authorizes the Port Commission to delegate to the managing official of a port district such administrative powers and duties as it may deem proper for the efficient and proper management of port district operations. The Port Commission provides this delegation of authority annually through adoption of a Master Policy Directive (Res. 2026-04-PT). Section VI.C of the Master Policy Directive regarding settlement of litigation limits the Executive Director’s settlement authority to \$150,000.

Port staff and legal counsel have been actively engaged in settlement discussions related to the Port’s purchase of leasehold improvement in conjunction with the Port’s termination of leases for three properties located at 4818, 4824, and 4826 Marine View Drive (the “Marine View Drive Properties”). The Port previously issued notices of termination for these leases to allow for the long-planned development of the East Commencement Habitat Opportunity (“ECHO”) project.

Resolution of the lease terminations for the Marine View Drive Properties is time sensitive due to ECHO project deadlines. To avoid delay, the Port Commission hereby authorizes an additional, limited delegation of authority pursuant to RCW 53.12.270 through June 30, 2026 to the Executive Director to approve settlement agreements for the Marine View Properties provided that (1) the total amount paid for the acquisition of leasehold improvements shall not exceed \$734,000.00 in the aggregate and (2) Port General Counsel concurs with the settlement terms.